



SYKESVILLE BUSINESS CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

RETAIL SPACE
FOR **LEASE**

**BUILDING
CONSTRUCTION
COMPLETE**

**INLINE
AND END CAP
RETAIL SUITES
AVAILABLE!**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1st Floor Retail spaces ranging from 1,438 SF (inline) to 1,452 SF (end cap)
- Outside dining area at end cap
- Each suite has access to common grease trap
- Residential apartments on 2nd Floor
- Highly visible location with 790 ft. \pm of frontage on heavily trafficked Liberty Road/Rt. 26 (26,980 vehicles per day)
- Across from new Ryan Homes
- 5 minute drive to Eldersburg
- Easy access to Route 97 (New Washington Rd)

BUILDING 'A':	11,518 SF \pm (1ST FLOOR RETAIL)
BUILDING 'B':	15,846 SF \pm (FULLY LEASED!)
DELIVERY:	JANUARY 1, 2025
TRAFFIC COUNT:	26,980 AADT (LIBERTY RD/RT. 26)
ZONING:	C-2 (COMMERCIAL MEDIUM INTENSITY)
RENTAL RATE:	NEGOTIABLE



PYLON SIGNAGE



NEW
LIBERTY PLACE
55+ CONDOS
BY
Ryan Homes

PYLON SIGN

BUILDING 'B'

15,846 SF
53 LIBERTY RD
FULLY LEASED!

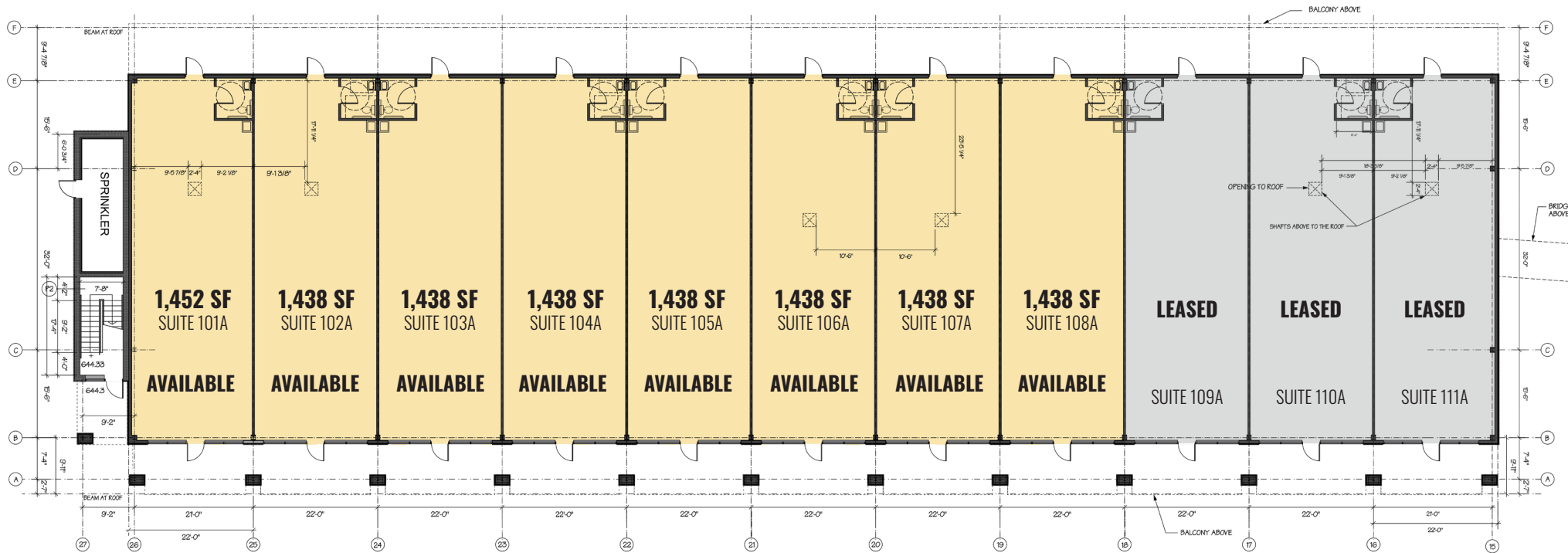
BUILDING 'A'

11,518 SF
55 LIBERTY RD
AVAILABLE



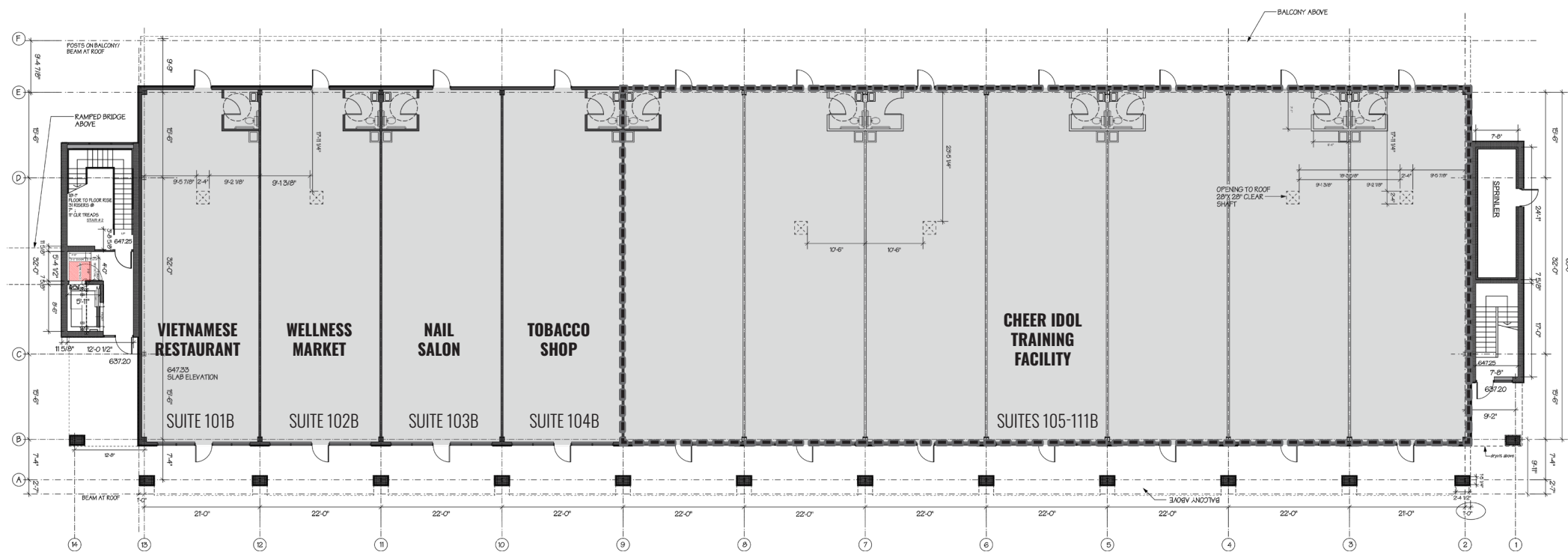
GOOGLE STREET VIEW

1ST FLOOR (RETAIL)



FLOOR PLANS: **BUILDING 'B'**

FULLY LEASED!



LOCAL TRADE AREA



ROYAL FLUSH AMUSEMENTS

SAVAGE
DANCE COMPANY

Blackbird
Mid-Atlantic
CROSSFIT
GYMNASTICS
GRANITEPRO

ENTERPRISE ST

KLEE MILL RD

26

W OLD LIBERTY RD

JOHN DEERE
FINCH TURF

WHATADAY
CAFE
Gourmet
Wine & Spirits

CENTURY HIGH SCHOOL

LINTON SPRINGS
ELEM. SCHOOL

HIGH'S

NEW
LIBERTY PLACE
55+ CONDOS BY
Ryan
Homes

Bobcat

MANTE

SITE



REGIONAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,184

18,336

48,366

DAYTIME POPULATION



2,275

15,930

38,240

AVERAGE HOUSEHOLD INCOME



\$208,816

\$178,804

\$173,928

NUMBER OF HOUSEHOLDS



385

6,455

17,206

MEDIAN AGE

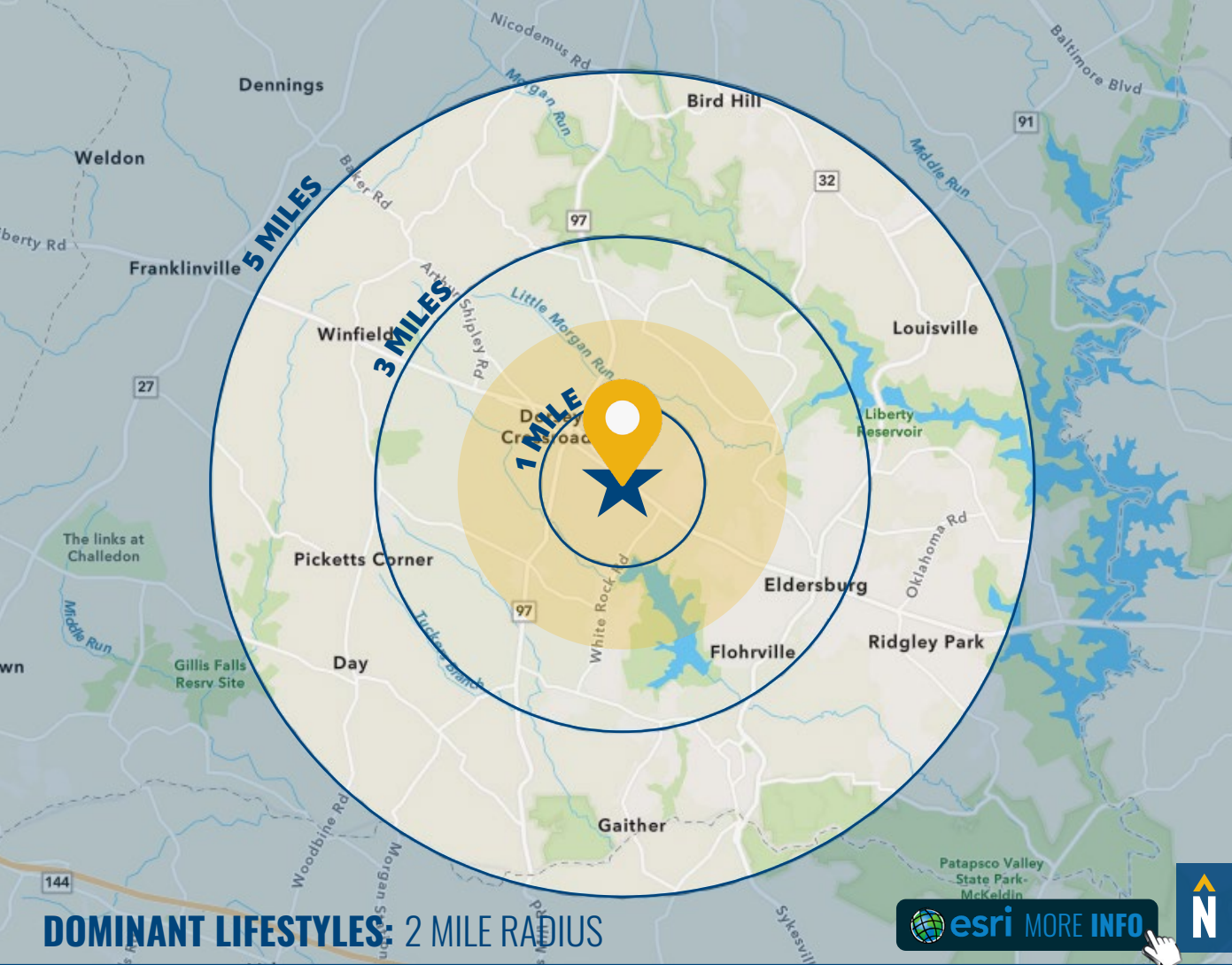


43.5

42.1

42.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

71%
SAVVY
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**

Median Household Income: **\$108,700**

17%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**

Median Household Income: **\$138,100**

12%
BOOMBURBS



Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: **34.0**

Median Household Income: **\$113,400**

FOR MORE INFO **CONTACT:**

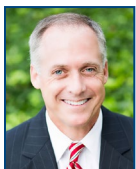


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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